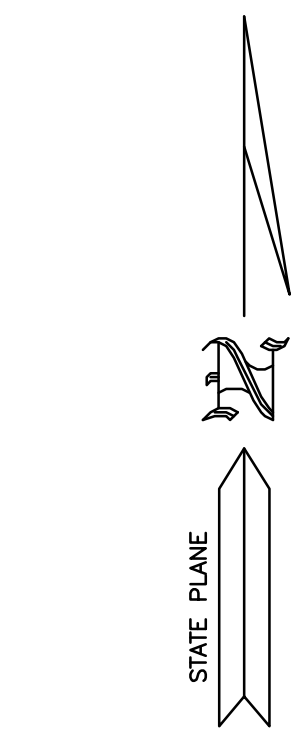
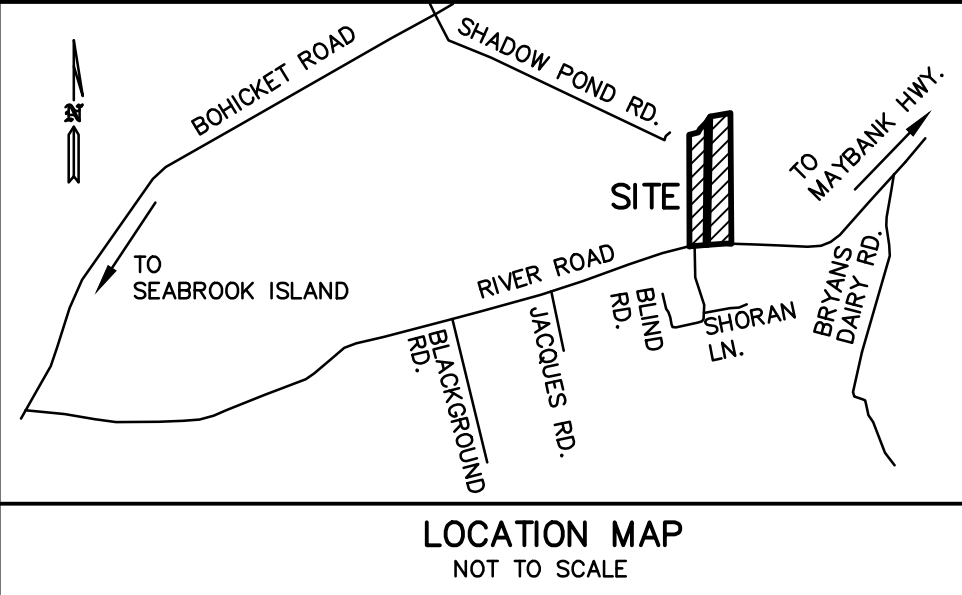


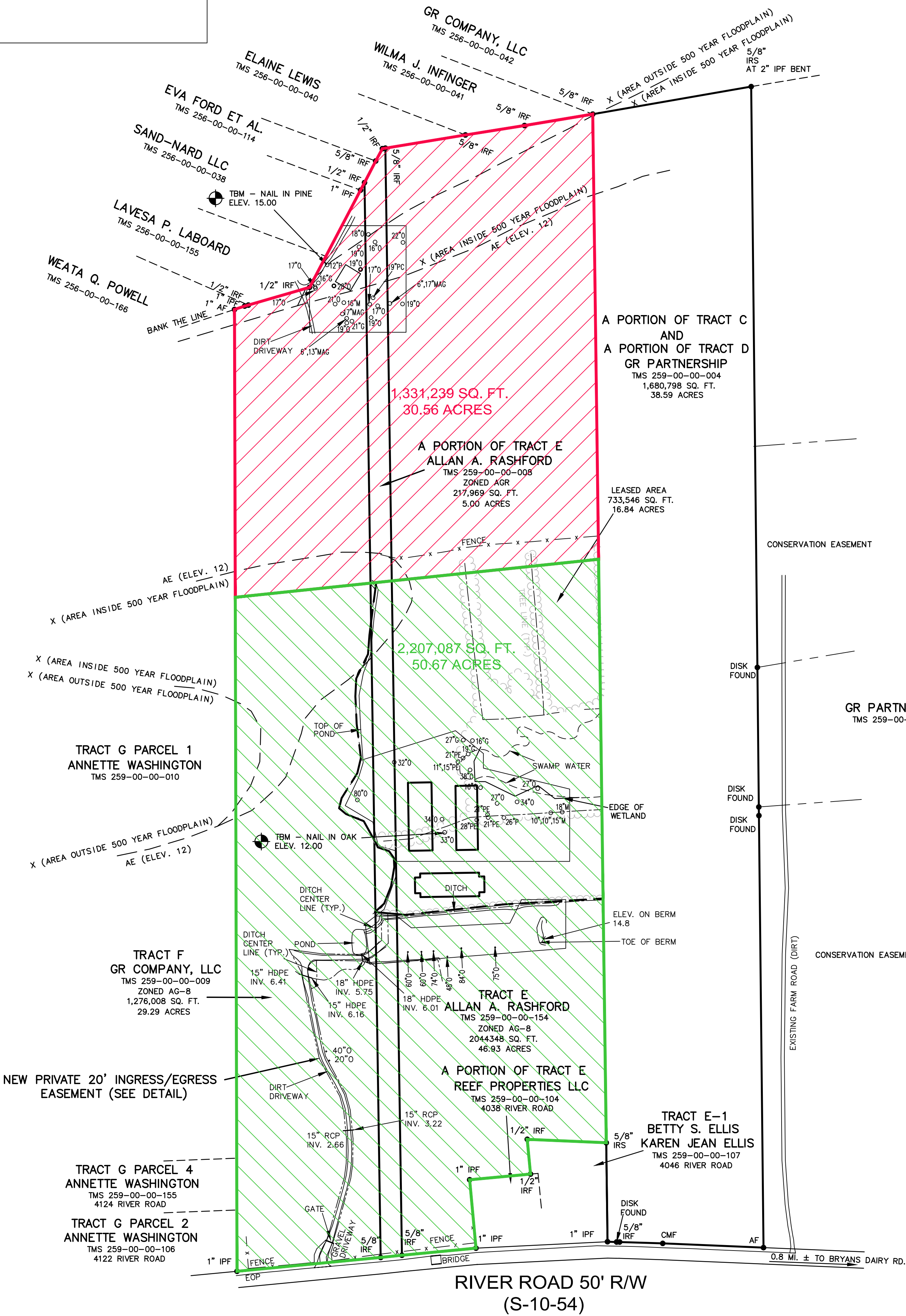
FOR APPROVAL STAMPS



LEASED AREA

RIVER ROAD 50' R/W
EASEMENT DETAIL
SCALE: 1" = 200'

I HEREBY DEDICATE THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT SHOWN HEREON TO THE USE OF THE HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.



ZONING:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:
MAXIMUM DENSITY 1 DWELLING UNIT PER ACRE
MINIMUM LOT AREA 30,000 SQUARE FEET
MINIMUM LOT WIDTH 100 FEET
MINIMUM SETBACKS:
FRONT/STREET SIDE 50 FEET
INTERIOR SIDE 15 FEET
REAR 30 FEET
OCRM CRITICAL LINE 50 FEET
MAXIMUM BUILDING COVER 30% OF LOT
MAXIMUM HEIGHT 35 FEET

DEVELOPMENT IN THE AGR DISTRICT SHALL COMPLY WITH ALL OTHER APPLICABLE REGULATIONS OF THIS ORDINANCE, INCLUDING THE DEVELOPMENT STANDARDS OF CHAPTER 9. ALL WATERFRONT PROPERTY SUBDIVIDED AFTER APRIL 21, 1998, SHALL BE SUBJECT TO THE PROVISIONS OF THE WATERFRONT DEVELOPMENT STANDARDS CONTAINED IN ARTICLE 4.22 OF THIS CHAPTER. EXISTING LOTS OF RECORD ON THE WATERFRONT SHALL BE SUBJECT TO THE PROVISIONS OF WETLANDS, WATERWAYS AND OCRM CRITICAL LINE CONTAINED IN ARTICLE 9.7.

AC-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:

MAXIMUM DENSITY: 1 DWELLING UNIT PER 8 ACRES
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 135 FEET
MINIMUM SETBACKS:
FRONT/STREET SIDE 50 FEET
INTERIOR SIDE 15 FEET
REAR: 30 FEET
OCRM CRITICAL LINE: 50 FEET
MAXIMUM BLDG. COVER: 30% OF LOT
MAXIMUM HEIGHT: 35 FEET

WHITE HALL
JOHNS ISLAND
CHARLESTON COUNTY, S. C.

PLAT OF TRACT F (TMS 259-00-00-009)
CONTAINING 29.29 ACRES
PORTION OF TRACT E (TMS 259-00-00-008)
CONTAINING 5.00 ACRES
TRACT E (TMS 259-00-00-154)
CONTAINING 46.93 ACRES AND
PORTION OF TRACT C AND PORTION OF TRACT D (TMS 259-00-00-004)
CONTAINING 38.59 ACRES
ALL OWNED BY SANCTUARY LAKES LLC
ALSO SHOWING A 733,546 SQ. FT. LEASED AREA AND
A NEW PRIVATE 20' WIDTH INGRESS/EGRESS EASEMENT

LEGEND

CMF CONCRETE MONUMENT FOUND
AF AXLE FOUND
EOP EDGE OF PAVEMENT
IRF IRON PIPE FOUND
IRS IRON REBAR FOUND
IRS IRON REBAR SET
MB MAIL BOX
PP POWER POLE

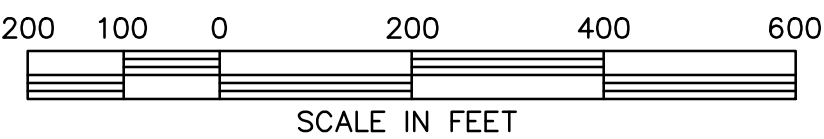
TREE LEGEND

G GUM
MAG MAGNOLIA
M MAPLE
O OAK
P PINE
PC POPCORN
PE PECAN

REFERENCES:

- PLAT BY SIMONS B. HOLMES DATED MARCH 1892
RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK F PAGE 124
- PLAT BY DENLUCK-HYDE ENGINEERING & SURVEYING ASSOCIATED DATED
MARCH 30, 1981, RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK AJ PAGE 149 PB# 8869
- PLAT BY DENLUCK-HYDE ENGINEERING & SURVEYING ASSOCIATED DATED
APRIL 2, 1981, RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK AU PAGE 79 PB# 03188
- PLAT BY CAROLINA SURVEYING & MAPPING LAST REVISED DEC. 12, 1990,
RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK CC PAGE 87 PB# 14292
- PLAT BY ROBERT FRANK SURVEYING LAST REVISED MARCH 10, 2006,
RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK EH PAGE 779 PB# 06943
- PLAT BY ROBERT FRANK SURVEYING LAST REVISED MAY 13, 2010,
RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK S10 PAGE 0109 APPL. # SBMI-8025
- PLAT BY CHARLESTOWNE ENGINEERING LLC LAST REVISED AUGUST 3, 2010,
RECORDED IN CHARLESTON COUNTY RMC OFFICE
IN PLAT BOOK S10 PAGE 0149 APPL. # SBMI-8297

SCALE: 1" = 200'



APRIL 12, 2017

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
MOUNT PLEASANT, S. C. 29465
(843) 884-4496

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NOTES:

- AREA DETERMINED BY COORDINATES
- BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0665 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES X (AREA OUTSIDE 500 YEAR FLOODPLAIN) AND AE (ELEV. 12).
- THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING SUBSURFACE GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.